

USDA Rural Development is Committed to the Future of Rural Communities

From the Program Director

Debbie Redfearn

Single Family Housing Program Director

The Guaranteed Rural Housing Loan Program in Louisiana continues to produce unprecedented numbers. As of June 30, 2004, we have obligated 940 loans for a total of \$89,344,321. Thanks to you, our goal of helping 1,000 families achieve the American dream of homeownership this year will be realized. We are very proud of this accomplishment, and it reinforces what we already know—the 502 Guaranteed Rural Housing Loan Program is the **#1** program in rural Louisiana!

Please try out the updated **Income and Property Eligibility** website:

<http://eligibility.sc.egov.usda.gov>. This is a very helpful tool to determine program eligibility based on property location and income. This is another example of our commitment to automate our programs, ensuring maximum efficiency and simplicity. Just type in a property address, and it will pinpoint the property on a map and tell you if the property is located in an eligible area. The income eligibility feature is also very useful. Enter your applicant's information, and it calculates adjusted household income. The adjusted income is compared to current income limits, and an income eligibility determination is made based on both the SFH Guaranteed and Direct Loan Programs. Keep in mind that final determination of property and income eligibility will be made by Rural Development.

Please visit Louisiana's Rural Development website: <http://www.rurdev.usda.gov/la>. We are proud of our role in improving the quality of life in rural Louisiana, and we want everyone to know it. Check here for general program information, contacts, updates, and other valuable information on all USDA Rural Development programs in Louisiana.



940 Guaranteed Rural Housing Loans Obligated!

2004 Guaranteed Loan Production by Area
As of June 30, 2004, Compared to June 30, 2003

Area 1	122 loans	\$9,968,394	FY 2004
	96 loans	\$7,702,640	FY 2003

Parishes: Caldwell, Catahoula, Claiborne, Concordia, East Carroll, Franklin, Jackson, LaSalle, Lincoln, Madison, Morehouse, Ouachita, Richland, Tensas, Union, and West Carroll

Area 2	126 loans	\$10,195,560	FY 2004
	55 loans	\$4,259,599	FY 2003

Parishes: Avoyelles, Bienville, Bossier, Caddo, DeSoto, Grant, Natchitoches, Rapides, Red River, Sabine, Vernon, Webster, and Winn

Area 3	246 loans	\$21,913,620	FY 2004
	173 loans	\$13,562,044	FY 2003

Parishes: Acadia, Allen, Beauregard, Calcasieu, Cameron, Evangeline, Iberia, Jefferson Davis, Lafayette, St. Landry, St. Martin, St. Mary, and Vermilion

Area 4	446 loans	\$47,266,747	FY 2004
	356 loans	\$36,055,050	FY 2003

Parishes: Ascension, Assumption, East Baton Rouge, East Feliciana, Iberville, Jefferson, Lafourche, Livingston, Plaquemines, Pointe Coupee, St. Bernard, St. Charles, St. Helena, St. James, St. John, St. Tammany, Tangipahoa, Terrebonne, Washington, West Baton Rouge, West Feliciana

Reminder: Effective June 1, 2004, the guarantee fee for purchase loans increased to 1.75 percent. The refinance fee remains at 0.50 percent.

Things to Know

Administrative Notices

The following Administrative Notices have been issued addressing Guaranteed Rural Housing (GRH) loan-making and servicing issues:

RD AN No. 3983 (1980-D) dated April 30, 2004, provides notification of the increase in the guarantee fee for purchase loans from 1.5 percent to 1.75 percent.

RD AN No. 3970 (1980-D) dated April 28, 2004, clarifies RD Instruction 1980-D, Section 1980.345(d), concerning collection accounts with outstanding balances.

RD AN No. 3969 (1980-D) dated April 21, 2004, establishes the use of replacement cost for appraisals of new construction located in remote rural areas and on Tribal lands.

RD AN No. 3967 (1980-D) dated April 8, 2004, elaborates upon what forms of credit history and current debt verifications are acceptable for guaranteed loans.

Visit Our Booth

Please visit USDA Rural Development representatives from Louisiana, Mississippi, and Alabama

at the USDA Rural Development booth for the 2004 Greater Gulf States Mortgage Convention in New Orleans, Louisiana. This year's convention will be at the New Orleans Marriott Hotel on August 12-13, 2004. Louisiana will be represented by Charles Minix and Scott Pousson. We look forward to seeing you there!

New Approved Lender

We would like to welcome the following lender approved for participation in Louisiana:
America's Mortgage Resource, Inc.
3317 North I-10 Service Road
Suite 200
Metairie, Louisiana 70002
Contact: Wilson Smith

Instructions, Forms, Procedure Notices

Rural Development (RD) Instructions, Forms, Procedure Notices (PNs), and Administrative Notices (ANs) can be viewed on the Internet. The URL link is: <http://rdinit.usda.gov/regs/>. To obtain Rural Development forms, visit the eGov website: <http://www.sc.egov.usda.gov/>. To obtain a copy of Louisiana Administrative Notices, contact the Guaranteed Housing Specialist in your area.

Income Limits Increase for Louisiana

Income limits have increased for Louisiana. These increased limits should make even more rural residents eligible for our guaranteed program.

Income Limits in Louisiana

Guaranteed Rural Housing Moderate Income Limits Adjusted Income Limits

All Parishes (Orleans Parish is Ineligible for Lending)

Number in Household	Income Amount*	West Feliciana Parish Income Amount*
1 Person	\$46,300	\$47,600
2 Persons	\$52,900	\$54,400
3 Persons	\$59,500	\$61,200
4 Persons	\$66,150	\$68,000
5 Persons	\$71,400	\$73,450
6 Persons	\$76,700	\$78,850
7 Persons	\$82,000	\$84,300
8 Persons	\$87,300	\$89,750

Effective March 8, 2004

*Add 8 percent of 4-person income limit for each person in excess of 8 persons.

"Moderate Income" is defined as 115 percent of the U.S. Median Family Income.

Contact Us!

Area I
Pat Guillory
USDA Rural Development
2240 G. LaSalle, Louisiana 71302
Telephone: (318) 343-4467, ext. 109
Fax: (318) 343-5776
pat.guillory@la.usda.gov

Parishes served:
Caldwell, Calhoun, Claiborne, Concordia, East Carroll, Franklin, Jackson, LaSalle, Lincoln, Madison, Morehouse, Ouachita, Richland, Tensas, Union, and West Carroll

Area II
Mary Lu Wilkerson
Single Family Housing Guaranteed Housing Specialist
USDA Service Center
6949 Highway 1 Bypass, Suite 103
mary.wilkerson@la.usda.gov

Parishes served:
Avoyelles, Bienville, Bossier, Caddo, DeSoto, Grant, Natchitoches, Rapides, Red River, Sabine, Vernon, Webster, and Winn

Area III
Charles Minix
Single Family Housing Guaranteed Housing Specialist
USDA Service Center
905 Jefferson, Lafayette, Louisiana 70501
Telephone: (337) 281-1111
Fax: (337) 281-1112
charles.minix@la.usda.gov

Parishes served:
Acadia, Allen, Evangeline, St. Martin

USDA Rural Development provides a full range of rural development credit services in rural Louisiana. The Louisiana Rural

Development State Office is located at 3727 Government Street, Alexandria, Louisiana 71302, and the telephone number is (318) 473-7630. There are four area offices located throughout the state to serve Louisiana residents. **A handy contact list** is attached to this newsletter for the Rural Development Single Family Housing Program in Louisiana. If you have any questions about the Guaranteed Rural Housing Program, please contact one of the representatives listed. We look forward to hearing from you!

Address Updates, Questions, and Comments

In an effort to save paper and postage, we are distributing this and future newsletters by e-mail. Thanks go to those of you who have responded to our request and provided us your e-mail address—our e-mail address list is growing longer each day. If you would like to add your name to our e-mail distribution list for newsletters and program announcements, please provide your e-mail address to debbie.redfearn@la.usda.gov.

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To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal employment opportunity lender, provider, and employer.

USDA Rural Development Single Family Housing Program

Contacts

USDA Rural Development State Office

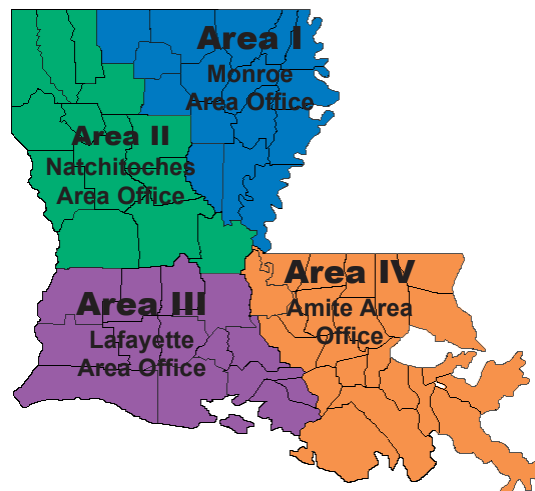
3727 Government Street
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Area I

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Parishes served:

Caldwell, Catahoula, Claiborne, Concordia, East Carroll, Franklin, Jackson, LaSalle, Lincoln, Madison, Morehouse, Ouachita, Richland, Tensas, Union, and West Carroll

Area III

Charles Miniex

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USDA Service Center
Whitney National Bank
905 Jefferson Street, Suite 320
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charles.miniex@la.usda.gov

Parishes served:

Acadia, Allen, Beauregard, Calcasieu, Cameron, Evangeline, Iberia, Jefferson Davis, Lafayette, St. Landry, St. Martin, St. Mary, and Vermilion

Area II

Mary Lu Wilkerson

Single Family Housing Guaranteed Housing Specialist
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6949 Highway 1 Bypass, Suite 103
Natchitoches, Louisiana 71457
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mary.wilkerson@la.usda.gov

Parishes served:

Avoyelles, Bienville, Bossier, Caddo, DeSoto, Grant, Natchitoches, Rapides, Red River, Sabine, Vernon, Webster, and Winn

Area IV

John Friedman or Doug Lawrence

Single Family Housing Guaranteed Housing Specialists
USDA Service Center
805 West Oak Street, Room 3
Amite, Louisiana 70422
Telephone: (985) 748-8751, ext. 127 or 136
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john.friedman@la.usda.gov
doug.lawrence@la.usda.gov

Parishes served:

Ascension, Assumption, East Baton Rouge, East Feliciana, Iberville, Jefferson, Lafourche, Livingston, Plaquemines, Pointe Coupee, St. Bernard, St. Charles, St. Helena, St. James, St. John, St. Tammany, Tangipahoa, Terrebonne, Washington, West Baton Rouge, and West Feliciana